

I. Overview of the North Beacon Hill Neighborhood Plan

Opportunity

Ever since Seattle pioneer Charles Plummer first platted lands for houses on Beacon Hill in 1890, people have been coming here seeking opportunity. In many waves of immigration and from many different places, citizens old and new, have sought a neighborhood where they felt at home. The sense of belonging to the neighborhood is still strong today as community members seek to continue to create a livable neighborhood that they feel at home in. The North Beacon Hill Neighborhood Plan is the realization of years of volunteer labor to develop a “beacon” to guide the future growth and enhancement of the neighborhood.

The Plan has developed strategies to create opportunities for an improved business district, enhanced pedestrian and transit access, a new library, an improved Jefferson Park and guiding future residential growth while not losing the special character and scale that residents love about Beacon Hill. The Urban Village Plan will focus future growth into the “heart” of the urban village where transportation improvements, retail services and public amenities can best serve new residents while retaining the existing single family residential areas surrounding the village. Design guidelines will ensure the urban village core develops in a fashion reminiscent of Seattle’s older commercial districts but with its own unique character of shops and services. Beacon Avenue will become a linear “outdoor living room” of the neighborhood with nodes of commercial activity, public art and small public open spaces where neighbors can meet and pass the time.

The Plan proposes some zoning changes intended to provide more diversity in housing types and opportunities for home ownership and new neighborhood businesses to located within the urban village. Zoning in the northern portion of the village will be down zoned from Lowrise 3 multifamily residential to Lowrise 1 along 13th Avenue South. This street still contains a significant number of large single family homes with a mix of some smaller apartment buildings. The rezones will permit retention of older homes and development of new townhouses rather than a proliferation of additional three and four story apartment buildings.

Housing affordability is addressed in the Plan through increasing residential densities in the commercial core as mixed use residential buildings, and through the inclusion of Residential Small Lot (RSL) zoning for single family residential areas within the urban village boundaries. RSL zoning will provide small single-family homes on lots that meet the development standards while retaining the single family scale and character. These homes will provide first time homebuyers with entry-level houses. The Plan also recommends supporting the Seattle Housing Agenda recommendations for accessory dwelling units (ADUs) and for programs that would assist homeowners in creating an accessory dwelling unit within their homes to provide rental income. Accessory dwelling units can provide needed affordable housing without altering the character of the neighborhood.

A new Beacon Hill Library will be the civic *centerpiece* of a reinvigorated mixed-use commercial core of new storefronts along the streets and urban village homes above. Through the planning process, the Beacon Hill neighborhood has identified three preferred sites within the urban village core, which would accommodate a new 10,000 square foot library. A new library has long been a need in a neighborhood that ranks the highest in the City of Seattle for the number of children. A new library will signal a commitment to the kids and their parents that the City cares about Beacon Hill's future. The new library will be the source of community pride and a much needed educational and communications asset for Beacon Hill's future.

Within the Urban Village portion of the plan, there are three major recommendation areas. These are:

- Urban Village boundaries and zoning recommendations that support the goals of the neighborhood for a strong neighborhood commercial district and opportunities for mixed use residential development.
- Library siting recommendations for a new, 10,000 square foot North Beacon Hill Library that will also support the enhanced commercial and mixed-use residential "heart" of the neighborhood.
- Transportation and pedestrian improvements to provide safety and better access and circulation through the Urban Village.

The other half of the plan is the result of extensive public involvement in determining the near-term and long-range development of Jefferson Park. The Jefferson Park Concept Plan is intended to provide the foundation for a more detailed park master plan that will guide the creation of significant new public open space and recreational facilities for the North Beacon Hill neighborhood.

The Plan provides direction for achieving unfulfilled opportunities such as a spectacular rejuvenated Jefferson Park that captures the spirit and design of its original Olmsted Brothers' 1916 plan. The Jefferson Park Concept Plan seeks ways to provide a growing neighborhood with the "breathing room" of open space and recreational opportunities we all need to grow healthy. The Concept Plan provides a framework for directing the City's Parks Department's implementation of improvements to the park.

The purpose of the Jefferson Park Concept Plan is to improve local and regional facilities in the park, protect and enhance the environmental qualities of the park, and to celebrate the unique demographics and diversity of the North Beacon Hill community through these parks projects. Considerations of history, equity, economics, community priorities, stakeholder input, and other pertinent factors have been studied while generating short and long-term recommendations for Jefferson Park.

Key features of the Jefferson Park Concept Plan

- **Investment in new community facilities:** The plan calls for the addition of a gymnasium at the Jefferson Park Community Center; additions and improvements to the community center itself; a new children's playground; two additional tennis courts; a new soccer field and additional softball/baseball fields.
- **Improved pedestrian trails and access:** The plan calls for immediate changes to the configuration of fencing around the reservoirs and the golf courses to accommodate pedestrian paths and improved circulation through out the park. New walking paths will provide several miles of access for jogging, walking, and transit through the park.
- **Return of the historically significant Japanese picnic grounds:** Prior to WWII, the annual Nihon Gakko Japanese community picnics were held in Jefferson Park. The open meadow and woods where these events were held, were eliminated after 1941, and later used to build the existing golf facilities on the west side of the park. In our plan, new areas are dedicated to the return of the picnic grounds, and we are requesting remuneration from the City to fund this part of the plan. We hope to be able to host the Japanese picnics again in the near future.
- **Investment in new golf facilities:** Jefferson Park hosts a number of public golf facilities, some of which are in very poor condition. This plan would rebuild the nine-hole practice course that is heavily used by youth, beginning players, and seniors. In the new more efficient configuration, the nine-hole is reduced in size by one acre but the total yardage for the fairways remains the same. As a part of the reconfiguration of the nine-hole, a new driving range and clubhouse will be built south of the existing facilities. The new site for the driving range, along Beacon Ave. north of the Veteran's Medical Center is appropriate for a tall double-decker facility, and will not block spectacular views, which are currently obscured by the existing, range. The new facilities will attract greater use, and should succeed in generating larger revenues than the existing facilities. The plan requests that a percentage of the revenues be used to fund other improvements in the park.
- **Urban Forest initiative:** As a part of the Citywide Urban Forest initiative, this plan calls for more trees, landscaping, and plantings in the park. The plantings will return an environmental enhancement that has been missing from this large regional park for decades. The plantings will provide improved habitat for birds and provide natural settings for unstructured play and community gatherings.
- **Art in the Park:** The plan calls for artistic enhancement of all capital improvement projects in the park, beginning with the Beacon Ave. median project being implemented this year. The City provides 1% for the arts funding for these projects and the community will work with the City to identify themes and areas of focus for artistic enhancement.
- **Master Plan for Jefferson Park:** The neighborhood has placed a high priority on creating a 20-year Master Plan for the park. New opportunities for park improvements will be coming up in the future. In approximately ten years, the largest water reservoir in the park will be decommissioned and that area will be returned to parks uses. The plan envisions an arboretum in this area. It is recommended that the smaller reservoir be added to provide additional park space for ball fields. Further

design work and study needs to be done on these opportunities and this work would be the major focus of the master plan.

II. Neighborhood Planning History

The North Beacon Hill Neighborhood Plan is the culmination of planning work begun in 1991 by the North Beacon Hill Council (NBHC). It has involved countless hours of volunteer work and public outreach. The early phases of the neighborhood planning work began prior to the adoption of the City's Comprehensive Plan and continued through the development of the formal neighborhood planning process. Between 1991 and 1994 the North Beacon Hill Council participated in two phases of the *North Beacon Hill Action Plan*. Phase I involved extensive surveys and statistical data collection. This background work is documented in the *Passport to a Better Beacon Hill*. In 1994 the second phase of the Action Plan developed recommendations for the neighborhood and is documented in the *North Beacon Hill Action Plan*. Two of the major recommendations to come out of the Phase II work was the need for a more detailed plan for two key areas of the neighborhood, the Beacon Hill Residential Urban Village and Jefferson Park.

The City of Seattle adopted its Comprehensive Plan and specifics of the formal neighborhood planning process in 1994. Additional funding for neighborhood planning was made available to 37 neighborhoods around Seattle who had urban village designations and which would experience additional growth in population and employment. In late 1996 and early 1997 Beacon Hill began its next round of planning as part of the City's Neighborhood Planning Office (NPO) process. Phase I of the NPO process provided for additional public outreach, surveys, and identification of specific issues concerning the urban village and Jefferson Park. Phase II of the NPO process is the *North Beacon Hill Neighborhood Plan*. This plan provides specific recommendations for the urban village and the park. The Plan is the results of significant community-wide participation and public outreach by the North Beacon Hill Planning Association over the course of the planning process.

Major Community Outreach Events:

- **March 28, 1998:** Community Check-In Event to discuss Phase I Vision and Preliminary Ideas.
- **April 25, 1998:** Library Siting Site Evaluation Workshop to discuss and evaluate of various preliminary alternative sites for new library.
- **May 5, 1998:** Jefferson Park Concept Plan Design Workshop.
- **May 30, 1998:** Community Check-In and Alternatives Event to share alternative concepts and preliminary recommendations with neighborhood.
- **June 6, 1998:** North Beacon Hill Festival
- **July 7, 1998:** Combined Jefferson Park and Urban Village Committees Meeting and Check-In with Karma Ruder to discuss results of Alternatives Event and prepare recommendations.
- **October 2, 1998:** Issuance of Draft Neighborhood Plan for public review.
- **October 23, 1998:** Validation Mailer community-wide mailer describing the key recommendations of the plan. The Mailer was prepared with summaries of plan in four languages representing key ethnic groups of Beacon Hill.



- **November 14, 1998:** Zoning Workshop required by City to discuss proposed zoning changes within Urban Village.
- **December 5, 1998:** North Beacon Hill Neighborhood Plan Validation Event.

Validation Event

On December 5th, 1998 the North Beacon Hill Planning Association hosted the final plan validation event for the community at the Jefferson Park Community Center. Over 300 people attended or sent in comments on the plan. There was significant support for all areas of the plan with the exception of the alternative park design (*Ribbon of Green*). **Many** comments were received in areas of transportation, park planning, and library siting. ✓

The planning committee held two final meetings to incorporate validation event comments and additional recommendations into the plan. An additional community recommendation section, was added to the plan and some recommendations were altered, removed, or added in response to the validation event feedback. (See comment summaries and validation event vote tallies in the appendix)

Urban Village Plan



III. North Beacon Hill Urban Village Plan

The Urban Village Planning Committee Vision Statement

North Beacon Hill is a community with a long and unique history, characterized by its ethnic and cultural diversity. The committee will work to develop a plan for a well-defined urban village anchored by a new library and commercial/retail core accessed by efficient, pedestrian friendly, public transportation.

Furthermore, the urban village plan will reinforce existing single family neighborhoods by encouraging and focusing additional growth within the boundaries of the urban village while maintaining affordable housing alternatives throughout North Beacon Hill. Finally, the committee's plan shall encourage the development and acquisition of additional public open space.

Realizing the Vision

In 1994, the City of Seattle designated the 171 acre area bounded roughly by South Judkins Street on the north, I-5 on the west, 15th and 17th Avenues on the east, and South Stevens on the south as the North Beacon Hill Residential Urban Village. The intent of the residential urban village designation in the City's Comprehensive Plan is to provide future housing opportunities in primarily mixed use neighborhoods, with services available within walking distance and opportunities for limited employment activity. The residential urban village designation applies to locations best suited for concentrations of residential development with a mix of housing types and densities. The emphasis is on future residential growth and a mix of compatible activities and not on employment. The North Beacon Hill residential urban village also recognizes the existence of current zoning, neighborhood shopping, open space and transit service opportunities that would support future growth. The City's Comprehensive Plan defines the locational criteria for areas that are appropriate as Residential Urban Villages. The North Beacon Hill Residential Urban Village meets these locational criteria in the following aspects:

- North Beacon Hill currently supports a concentration and mix of residential development.
- The North Beacon Hill Urban Village is located on two principal transit routes that provide access to Downtown and other Hub Urban Village areas. These Metro routes are # 36 and #60.
- The area is accessible from the City's arterial street network as well as having I-5 access
- The urban village area has some of the retail services required such as a grocery store, restaurants, personal services such as banks and dry cleaners. The North Beacon Hill Neighborhood Plan recommendations include additional zoning for future retail sales and services not currently located in the urban village.

- The street grid layout of a large area of the urban village is conducive to pedestrian circulation with sidewalks and some crosswalks, however, Beacon Avenue cuts diagonally across the regular street grid creating intersections that will require improvements in the future to provide a positive pedestrian environment.
- While bicycle and pedestrian facilities to adjacent areas generally connect the area, additional bike lanes, greenbelt trails, and improved sidewalk and crosswalks will be needed in the future to better service Beacon Hill. These are described in the Plan.
- The Urban Village area includes the Beacon Playground and is adjacent to or nearby Lewis Park, Jefferson Park, Jose Rizal Park and Viewpoint and existing City owned East Duwamish Greenbelt. These do provide some open space amenities to the urban village, however additional open space within the urban village and significant improvements to Jefferson have been identified by the neighborhood as necessary to meet the requirements set forth by the City for urban villages. These improvements are described in the Plan.

Essential Characteristics

The North Beacon Hill Residential Urban Village also meets the following essential characteristics of all Residential Urban Villages:

Size:

The Beacon Hill Urban Village meets the minimum standard of 125 acres. The Plan proposes slightly reduction in the boundaries and size of the urban village from the original 171 acres as defined by the City of Seattle. The proposed urban village area would be 149 acres.

Function and Mix of Uses:

The neighborhood plan proposes to slightly reduce the size of the urban village in order to focus future residential and mixed use residential development closer to the commercial core of the village and to where future retail sales and services will locate and to take advantage of planned transit improvements. The Plan also proposes a modest number of commercial rezones around the existing commercial core to provide additional support services compatible within increased residential densities. Neighborhood Commercial/Residential 2 (NC/R-2) zoning is proposed for the commercial core to encourage a mix of retail and residential development. These areas will reinforce the existing neighborhood commercial district and support residential uses.

Density:

The City's Comprehensive Plan forecast residential growth targets for each urban village. Currently there are approximately 1,844 households within the City's defined urban village boundaries for North Beacon Hill. Estimated growth targets for additional new residential development is 550 units by the year 2013. Current densities within the urban village boundaries are 10.8 households per acre and projected growth would increase density to 14.0 households per acre. No new significant employment is predicted for the area within the urban village. These densities are consistent with the proposed plan;

however, densities will shift somewhat from the northern end of the urban village to the area around the commercial core through rezone actions.

Development Scale:

The development scale within the Beacon Hill Urban Village will range from single story structures to three and four store buildings. Initial discussions endorsed a broad and aggressive vision of urban village higher density. To create a strong community consensus, the plan has been scaled back. Within the commercial core the height limit would be 40 feet while in the multifamily residential (L-1, L-2, L-3 zones) areas range from 25 to 35 feet.

The Plan also recommends a Residential Small Lot (RSL) Overlay for the single family residentially zoned areas within the urban village boundaries. This is consistent with the Comprehensive Plan. This zoning is only permitted through the neighborhood planning process and would apply only to parcels that meet the development standards set forth by the City's Land Use Code. This zoning is a single family housing type, but permits small lot development, tandem housing which permits two houses on a lot, and cottage housing which allows clusters of housing on large lots. The scale and character of RSL housing is compatible with single family homes. The plan also proposes that development of RSL type housing not be developed at the expense of demolition of existing single family houses in sound structural and livable condition.

Also permitted under current zoning throughout the single family zoned areas of Beacon Hill are accessory dwelling units (ADUs). ADUs are small rental apartments within owner occupied homes, typically a basement or attic unit, that does not alter the single-family appearance. The plan would welcome any City programs that are intended to assist low income, elderly and fixed income homeowners in the development of an ADU through financing programs, design or permitting assistance. The intent is to provide homeowners and opportunity to stay in the neighborhood by providing them with additional rental income from an ADU. Current development standards for ADUs consider parking requirements and avoidance of altering the character of existing single family residential areas.

Community Activity

The current pedestrian-oriented mixed-use shopping and service center is centered along Beacon Avenue between 14th Avenue South and South Hanford Street. Beacon Avenue commercial district runs diagonally across the north-south, east-west Seattle street grid and is strategically located near the center of the proposed urban village and along key transit routes. The commercial district exhibits a mix of retail sales and services, and commercial office buildings, single and multifamily residential buildings, parking lots, and the existing Beacon Hill Library.

Due to the diagonal configuration of Beacon Avenue through the commercial district many of the commercially zoned properties have triangular shaped sites. Few have "full block" sized parcels and many use small formally residential sized lots and old houses

from which to do business, activities. Some of the older **commercial buildings** date from pre-automobile dominate times and consequently have shops fronting directly on to the sidewalks along Beacon Avenue. Some commercial buildings do not have parking lots while more recently developed business such as a number of the banks and Red Apple grocery, have parking lots in front or even drive-through service windows. Beacon Avenue has an 80-foot right-of-way with a 54-58 foot curb-to-curb width. Existing sidewalks and landscaped planting strips vary in width from 8 to 12 feet in width typically, but in some locations old curb cuts and **parking** lanes reduce sidewalks to less than 4 feet.

There are currently few vacancies within commercially zoned areas of the Beacon Avenue commercial core. Most of the businesses are owner-operated and provide services to the ethnically diverse population of Beacon Hill. Surveys conducted by the urban village planning committee during the course of the planning process indicated a need for additional retail sales and services to better serve the residential population. The surveys indicated a desire for businesses such as restaurants, cafes, bookstores, video retail stores, gardening supply store, bakery, health food store, hardware store and a pizza place. There is strong sentiment for continuing the pattern of owner-operated and **family-run** businesses rather than franchise or chain stores and on retention of existing viable businesses in the neighborhood.

The plan promotes small business economic development within the Beacon Hill commercial core through the proposed neighborhood commercial rezones and suggest a continuation of a mix of uses in close proximity to residential densities. The plan also recommends pedestrian improvements such as crosswalks, improved sidewalks and streetscapes. Pedestrian amenities **such** as benches, transit access improvements and civic public open spaces that will enhance the shopping district making it more accessible and attractive to shoppers and business recruitment. The Planning Committee also supports the Beacon Hill Chamber of Commerce's Visibility Project for the instillation of colorful banners at key locations along the commercial corridor to enhance the visual character and identity of the business district.

Transportation Improvements

Transportation access, both vehicular, non-motorized and good transit services are critical to the development of an urban village. The transportation subcommittee of the Urban Village Planning Committee spent significant time reaffirming improvements proposed in the 1994 *North Beacon Hill Action Plan* as well as identifying additional transit and transportation Improvements not in the 1994 Plan. On March 28th, the Beacon Hill Urban Village Planning Transportation Subcommittee did an evaluation of the Phase II Action Plan recommendations at the first check-in event. There were several methods that the revalidation results were **obtained**.

First, a "dot exercise" was used to determine the priorities for Improved Bus Service; Beacon Avenue S. configuration between McClellan and Spokane Streets, and what bike

trails the community would like to see develop. On the improved bus service exercise, a separate comment section was provided.

Second, a questionnaire was provided in three languages, English Spanish and Chinese. The questionnaire asked for two questions for priority, and two other questions were for the Beacon Hill Transfer Bus Station, and a proposal by Sound Transit to tunnel underneath Beacon Hill. These last two question results are to be shared with the appropriate government agencies. A spot for additional comments were included on the questionnaire.

Based on the results of these surveys, the Transportation subcommittee focused on three key areas of transportation for the urban village:

1. Pedestrian Access and Safety
2. Transit Service Improvements and Efficiencies
3. Traffic Calming and Bicycle Circulation

Pedestrian Access and Safety

Pedestrian access and safety is complicated in some areas of the urban village due to the diagonal configuration of Beacon Avenue in relationship to the traditional north-south street grid typical of the rest of Beacon Hill. This diagonal direction creates street intersections that are not at right angles to one another. This geometry results in visually confusing intersections for motorist and physically and perceptually increases crossing distances for pedestrians.

There are existing sidewalks along most streets within the urban village; however, curb cuts interrupt the continuity of many of these. North-south avenues within the urban village typically have 66-foot right-of-ways with 25 to 30 foot curb-to-curb widths while east-west streets vary between 60 and 80-foot right-of-ways and 25 to 30 foot curb-to-curb widths. Many of the avenues and streets within the urban village have wide sidewalks and planting strips giving them a pedestrian orientation and tendency to slow traffic especially when on-street parking limits traffic to one lane. When coupled with the reasonably flat topography along the ridgeline of the hill, between 12th and 15th Avenues, these residential oriented streets provide easy pedestrian and bicycle movement. However, many intersections within the urban village have no or poorly marked crosswalks which is a concern of the neighborhood especially along key arterials such as 12th, 14th and 15th Avenues and at the intersections of S. McClellan, S. Stevens and S. Lander Streets with Beacon Avenue. The transportation section of the plan describes recommendations for improved pedestrian crossings at key intersections.

Transit Service

Currently the North Beacon Hill Residential Urban Village is served by Metro Transit routes #36 and #60 which run north-south along 14th and 15th Avenues and Beacon Avenue within the urban village. The Transportation Sub-committee conducted surveys and questionnaires during the course of the planning process and public transportation improvements ranked highest among participants at check-in events. The overwhelming

favorite was improving the Rt. 36 weekday daytime service. Most of the comments were directed towards overloaded Rt. 36 coaches (especially the diesels) during the peak hour, some late trolley coaches, and that more trips and/or use of articulated coaches were important. The other improvements mentioned were about the same priority for the rest of the choices. The plan proposes working with King County-Metro Transit, the City of Seattle's Strategic Transportation Planning committee to assist in implementing improvements.

Traffic Calming and Bicycle Circulation

Commuter traffic crossing our neighborhood to make connections to Interstate 5 and downtown Seattle heavily impacts Beacon Hill. Consequently, streets such as Columbian Way, Spokane St., 15th Avenue, Graham and Beacon Avenue have high volumes of cross-town traffic that move through the neighborhood, often at high speeds without regard to the speed limits. As some streets become more congested, residential streets are used as shortcuts further impacting the community.

Beacon Avenue S. is the main north-south arterial along the top of Beacon Hill and serves to connect most activity centers. It is wide enough for two lanes in each direction, yet traffic volumes rarely warrant more than one lane. Speeding is a problem throughout Beacon Avenue. South of Spokane St., Beacon is a divided Olmsted Boulevard, but north of there is an ordinary community thoroughfare. The city has obtained funding to improve the median between S. Spokane and Cheasty Blvd. S.

Bicycling is an increasingly popular **mode** of **transportation** for residents of Beacon Hill and improvements to existing routes and **proposals** for new routes ranked high in surveys of the neighborhood. Currently the City of Seattle identifies several bicycle routes within the urban village and neighborhood planning boundaries. North-south routes include portions of 12th, 13th, 14th, 15th, Golf Drive and all of Beacon Avenue. East-west routes identified are Sturgus Ave., S. Massachusetts St., S. Snoqualmie St., Cheasty Boulevard and S. Orcas Street. New bike routes and trails were identified by the community in the 1994 Action Plan and reaffirmed during the 1998 planning effort.

In addition to the Beacon Avenue **arterial improvements**, needs have been identified in other locations. There are logical **areas away** from arterial streets where signed bicycle lanes/routes are important **elements to encourage** travel by bicycle.

Create a bicycle lane/route in the following areas:

- Along the I-5 greenbelt.

- Along Cheasty Boulevard between Beacon Ave S. and ML King Jr. Way S.

- Along the Seattle City Light Transmission line right of way.

Beacon Hill is an area with well-defined boundaries created by freeways and greenbelts. There are few access points through these barriers, and some of them are inhospitable or impassable by bicycles. At Columbian Way and I-5 for example, a dark and primitive stairway is the only non-motor vehicle route between Beacon Hill and the Duwamish

Industrial area. There are additional bicycle routes and trails that serve the urban village area identified in the key recommendations of this plan.

Open Space

According the City's Comprehensive Plan, all Residential Urban Villages shall include sufficient open space to meet a standard of one acre of public open space for every 1,000 households. Open space considered as part of this minimum standard, should be at least 10,000 square feet in size. It should be distributed so that all households in the village are within 1/8 mile of at least one open space of 10,000 square feet or within 1/4 mile of a space larger greater than one acre in size.

Also, Residential Urban Villages such as North Beacon Hill with densities of over 10 households per acre shall include a "commons", defined as a public open space, easily accessible to residents of the urban village. This "commons" space should be a minimum of one acre in area and improved for public use. The commons can be associated with other public facilities such as a school or community center and the land area shall count as part of the minimum require open space for the village.

The North Beacon Hill Residential Urban Village currently has approximately 1,844 households (1990 census) or 10.8 households per acre. The Comprehensive Plan sets the projected addition of 550 households for a growth target of 2,394 households by 2014 or 14 households per acre. This would translate into approximately 2.4 acres of public open space required to meet the minimum standard.

The existing Beacon Playground located between 13th and 14th Avenues and Plum and Grand Streets is 2.75 acres in area and would meet the open space standard per 1,000 household\). However, while the playground serves the northern portion of the urban village within 1/4 mile, it would not serve the southern portion of the urban village south of Bayview Street. A "commons" within the "heart" of the urban village is required to meet the standard for residential urban villages with over 10 households per acre. For the projected growth of 14 households per acre by 2014. North Beacon Hill should have at least a one-acre of "commons" public open space:

This "commons" area can be part of other public facilities such as the Beacon Elementary School or the Beacon Playground and its one-acre area can be part of the total open space minimum requirement. Another option would be future acquisition of land for a commons within the heart of the village or a public/private partnership to establish a commons open space. Another option would be the development of a commons as part of a new Beacon Hill Library or to use the existing library site as open space if a new site is chosen for the library.

Other open space and recreational facilities identified in the City's Comprehensive Plan goals for urban villages include one facility for indoor public assembly for villages with greater than 2,000 households. This may be met by the Beacon Hill Elementary School auditorium. A community garden is required for villages with 2,500 households and

although North Beacon Hill is only targeted for 2,394 households, additional growth beyond the target may warrant establishment of a community garden.

Special Community Facilities

Within a Residential Urban Village are public facilities that reflect the residential scale and character of a community and provide services to meet the needs of the resident population and the adjacent areas. The City's Comprehensive Plan identifies the following special facilities that should be provided in a Residential Urban Village:

- **Village Focus:** All Residential Urban Villages shall **include** an area identifiable as the "Village Focus" or the "heart" of the village. This "focus" is defined by activities, amenities or public facilities that the neighborhood shares in common. The Village Focus in many neighborhoods is the neighborhood-shopping district and is usually centered along a key street or intersection. In the North Beacon Hill Village this "focus" would be the neighborhood-shopping district centered along Beacon Avenue and between College and Hanford Streets, and the area around the Library and the old Beacon Hill School. The Neighborhood Plan makes recommendations on how to enhance and improve the image and function of this Village Focus.
- **Public Facilities:** Public facilities also contribute to defining the heart of the urban village. A Residential Urban Village should have a mix of public facilities including a library, post office, police or fire station and community center or service center. Residential Urban Villages with densities over 10 households per acre and a projected population of 2,000 households such as North Beacon Hill should have a community center and at least one public school. The North Beacon Hill Village has the existing library and the Beacon Element- School within its boundaries. The existing community center is located at Jefferson Park. The Plan makes recommendations about the siting of a new Beacon Hill Library and about improvements to the existing community center at Jefferson Park.

Libraries for All: A New Beacon Hill Library

A key to the success of creating the North Beacon Hill Residential Urban Village will be the construction of a new 10,000 square foot Beacon Hill Library on a site within the "heart" of the village. The new library is long over due for a community with more children per capita than any other Seattle neighborhood. The existing library is woefully inadequate to meet the needs of the neighborhood and has long been identified as the number one branch library in the City due for immediate replacement and expansion.

The current library is located in an old retail storefront along 15th Avenue in a building built in 1927 and has only 3,200 square feet, the smallest branch library in the Seattle system. This building recently required over \$55,000 worth of repair to keep it from falling down. The current library services include a special Asian-language collection that attracts a large number of Vietnamese-, Chinese-, and Japanese-American readers. It has also developed a large patronage of Spanish-speakers through collaborative programs with El Centro de la Raza. Its homework assistance programs serve numerous K-12

students, as does its after-school “SPLASH” program for building the reading and writing skills of children ages 6 to 12.

The Seattle Library system has allocated \$4,751,000 for construction of a new facility. With the assistance of the planning consultant, City and Library staff, the Library Siting Subcommittee evaluated over two dozen sites during the course of the planning study to identify up to three sites that are preferred locations for the new library. The Library system as well as the Siting Subcommittee developed siting criteria. Based on the Library’s criteria, all new branch libraries will require a minimum site area of 30-35,000 square feet to accommodate a 10,000 square foot single story building, open space, set backs, landscaping and 35 surface parking spaces. The Library’s siting criteria also included the following for site selection:

- **Capacity of Site:** Is the site large enough to accommodate the building program.
- **Availability:** The site should be acquirable within the time frame needed with additional costs.
- **Accessibility:** Near the center of the community, along a primary street and transit routes and highly visible.
- **Neighborhood Compatibility:** The existing neighborhood surrounding the site should have a strong positive image and complement the library. The library should be a good neighbor, compatible with existing land uses.
- **City Comprehensive Plan Compatibility:** Siting of a library facility should be consistent with the objectives in the City’s Comprehensive Plan regarding urban villages, the pursuit of co-location and joint use opportunities with other public or non-profit agencies, and consideration of recommendations from the neighborhood planning process.
- **Library Program Requirements:** The site for a new library building or for space in an existing facility should provide for a single street level entrance, an open flexible floor plan with a minimum of load bearing walls and closely placed columns.
- **Cost:** All costs related to each site must be considered including: acquisition costs; demolition costs of existing buildings; relocation costs of businesses or residents on the site; any unusual site development cost; any extra construction costs due to site conditions or configuration; costs of providing sufficient utility service. Low cost should not be used to justify the selection of site that does not substantially meet the above criteria.

In addition to the Library’s site selection criteria for branch libraries, the Beacon Hill community adopted its own siting criteria based on input from surveys of the community. The new Beacon Hill Library should:

- **Be visible from a major arterial:** The library should be a distinctive “cornerstone” of the community and “look like” a library.
- **Fit into the Urban Village Plan:** The Beacon Hill Library should support the goals of the Urban Village Plan.
- **Encourage commercial redevelopment:** By being a catalyst for change and improving the image of the commercial core.

- **Be transit accessible:** Should be within 3 blocks of the # 36 and #60 bus lines with no steep topography and have wheel-chair access.
- **Minimize negative impacts on existing housing:** Should remove as few homes as possible, displace as few people as possible, try not to block views and try not to block sun.
- **Minimize negative impacts on business and service agencies:** Displace as few businesses as possible, preserve existing parking, don't block access, and consider long range plans of businesses and service agencies.
- **Preserve existing parks and public play areas.**
- **Be Pedestrian Friendly:** Reduce possibility for auto-pedestrian accidents at nearby intersections, improve crosswalks nearby, and have adequate nighttime lighting.

The Library Subcommittee worked with the Seattle Library and City's property management staff to conduct an evaluation of a shonlist of eight sites within the urban village core. The sites were evaluated on the adopted criteria and a short list of three sites was identified. However, during the course of subsequent community discussion, it was decided that rather than recommend a short list of potential sites for the library, all of the Library Siting Subcommittee analysis would be forwarded to the Seattle Library Board for their consideration and a final decision on a site for the library.

IV. Urban Village Goals, Policies and Key Recommendations

A. Land Use and Zoning

Goal:

- To create a well-defined mixed-use residential urban village that meets the City's Comprehensive Plan growth targets for future households and enhances the lives of Beacon Hill residents.

Policies:

1. Establish urban village boundaries that focus future growth to areas within the urban village best served by existing and future transit and community services.
2. Establish zoning changes within the urban village boundaries that support the goals of the City's Comprehensive Plan and the neighborhood scale.
3. Provide for a more diverse mix of housing types and densities, especially in the northern portion of the North Beacon Hill neighborhood, which currently has a singular concentration of high density, multi-family Lowrise 3 zoning.
4. Recognize areas within the urban village boundaries and within the commercial core of North Beacon Hill where future growth will support economic development of small neighborhood businesses and mixed-use residential buildings.
5. Support current City housing initiatives such as the Mayor's Housing Agenda recommendations and the City Councils housing demonstration projects for affordable housing through design innovations for Accessory Housing Units (ADUs) and Residential Small Lot (RSL) zoning.

Key Recommendations:

1. Slightly reduce the size of the City's proposed residential urban village boundaries to focus future public amenities, transportation and pedestrian improvements and capital facilities toward the "heart" of the urban village along Beacon Avenue and the commercial core of Beacon Hill. (See Map)
2. Move the current northern boundary of the residential urban village from South Judkins Street to South Massachusetts Street. Remove eight blocks out of the urban village boundaries. Move the southeasterly boundary from 18th Ave. S. west to 17th Ave. S. between S. Lander and S. Forest Streets. This would remove two full blocks from the Urban Village. (See Map)

3. Change current **Multi Family Residential Low Rise 3 (L-3)** zoning between **S. Judkins Street** and **S. Grand Street** for properties fronting on **13th Avenue South** to **Low Rise 1 (L- 1)** zoning. This to recognize the existing smaller scale residential character along **13th Avenue** and to provide an improved mix and diversity of housing types, scale, affordability and character. (See Map)
4. Realize somewhat lower residential densities in the northern portion of the neighborhood and the urban village while providing for some increased mixed use residential development densities within the retail core of the village.
5. Change some single family and multi family zoned parcels within the retail core portion of the urban village to **Neighborhood Commercial/Residential-40 foot height limit (NC/R-40)** to encourage additional mixed-use commercial and residential development within the retail core.
 - *Rationale: Commercially zoned property within North Beacon Hill's retail core is limited and most parcels are small **irregular** shaped (not square or rectangular) due to the diagonal intersection of Beacon Avenue with the regular street grid. The size and shape of current commercially zoned parcels limits opportunities for new mixed use commercial **development**, increased residential densities close to retail sales and services and transit and increased economic investment **within the community**.*
1. Permit **Residential Small Lot (RSL)** development within single family zoned areas within the urban village **boundaries** on parcels that meet development standards as a transition between multi family **residential** or **commercial** development and single family residential areas.
2. Support the proposed **Seattle Housing Action Agenda** options for affordable housing including initiatives for **Accessory Dwelling Units (ADU's)**.
3. Develop specific design guidelines for **new mixed use commercial** and multi family residential development within the urban village boundaries that support the small-scale character of the commercial district and the single family residential design characteristics of the surrounding neighborhoods.

B. Library Siting

Goal:

- To locate the new 10,000 square foot North Beacon Hill Library within the "heart" of the neighborhood. The library will anchor an enhanced retail and mixed use residential core and support the community based siting criteria including improved pedestrian safety, improved transit access, visibility, character and the educational and informational mission of the library system.

Policies:

1. Recognize the North Beacon Hill neighborhood's need for a new library that will serve all segments of the community.
2. Work with the City of Seattle and the Seattle Library Board to locate a new library within the urban village boundaries on the most appropriate location that best serves the needs of the community.
3. Recognize the importance of the library as a focal point for a community with a significantly young and ethnically diverse population and its role as a symbol of pride and identity.
4. Support a new library design that is highly visible, incorporates opportunities for open space or civic gathering areas, and is a reflection of the diverse cultural and historic fabric.

Key Recommendations:

1. Support the City's "Libraries for All" plan to provide North Beacon Hill with a new 10,000 square foot branch library. Support the Library Subcommittee and Seattle Library Board's independent evaluation and selected site for the future library. The community, the Beacon Hill Community Council, business and institutional users will need to be involved in the site selection process to make the site selection successful.
2. Locate the new library within the retail and mixed-use commercial core of the neighborhood along or near Beacon Avenue and within easy and safe walking distance of Metro bus stops and the future Sound Transit LINK Light Rail transit station
3. Meet or exceed the locational criteria adopted by the Library and the community planning effort for a new library.
4. Design a new library that fits in with neighborhood scale and reflects the diverse cultures and history of North Beacon Hill.



Aerial Photo of Planning Area

North Beacon Hill Urban Village Plan

North Beacon Hill Planning Association • Urban Village Planning Committee

Consultants: Dennis Tate Associates • Murase Associates

